

CITY CENTRE OFFICE /DEVELOPMENT OPPORTUNITY

- > REDEVELOPMENT
POTENTIAL
- > 3 PARKING SPACES
- > TOTAL AREA – 366.4 SQM
(3,945 SQFT)
- > OFFERS INVITED

TO LET/FOR SALE

222 & 228 UNION STREET, ABERDEEN, AB10 1TL

CONTACT: Mark McQueen, mark.mcqueen@shepherd.co.uk, 01224 202800 www.shepherd.co.uk



LOCATION

The subjects occupy a prime location on Union Street within the heart of Aberdeen city centre. The subjects are located on the north side of Union Street close to its junction with Union Row where a number of large office occupiers are present such as, Apache, J P Kenny, and the recent Union Plaza office development where Deloitte, Eon and Aberdeen Asset Management can be found.

DESCRIPTION

The subjects comprise of first and second floor office premises of a mid-terraced, granite and slate building. The subjects benefit from separate entrances from Union Street and can therefore be split to meet occupier needs. Internally, the subjects comprise cellular office accommodation with the floors being of suspended timber design and carpeted throughout. The walls are wallpapered with the ceilings being plastered and painted. Lighting is by means of fluorescent fitments with heating by a gas fired central heating system.

CAR PARKING

3 parking spaces are provided with the suites.

RATING

The subjects are currently entered in the Valuation Roll as a larger entry and will require to be reassessed upon entry.

ACCOMMODATION

222 Union Street	SqM	SqFt
First Floor	81.9	882
Second Floor	76.9	828
Sub Total	158.8	1,710
228 Union Street	SqM	SqFt
First Floor	128.0	1,378
Second Floor	79.6	857
Sub Total	207.6	2,235
TOTAL	366.4	3,945

The foregoing areas have been calculated on a net internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Rating of:-

- > 222 Union Street - G
- > 228 Union Street – E

PRICE

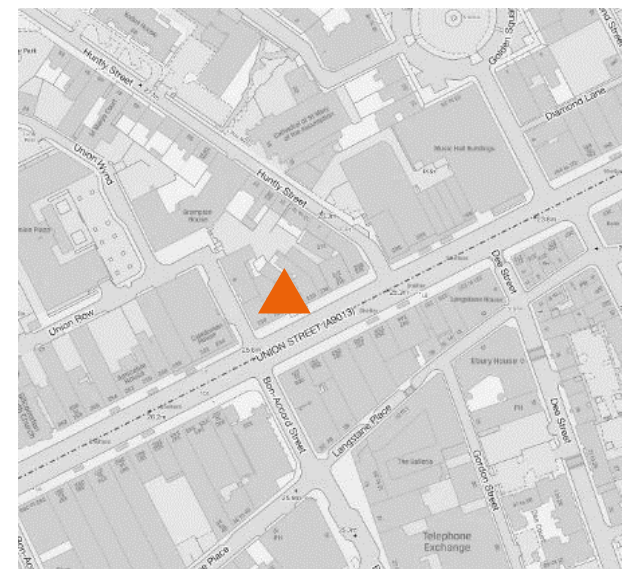
Offers are invited for our client's heritable interest in the subjects.

LEASE TERMS & RENTAL

The subjects are available on a new full repairing and insuring lease of negotiable duration at a rental of £37,000 per annum.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800
Mark McQueen, mark.mcqueen@shepherd.co.uk

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